

JOHN MARSHALL JUNIOR HIGH SCHOOL SITE AND NEW STATE FREEWAY - BUILDING FUND:

Information was presented in a report submitted by the Buildings and Grounds Committee that the State Highway Commission is planning to condemn a portion of the John Marshall playground for right-of-way purposes. The report said that the School District property to be condemned by the State contains approximately 3,000 square feet, but that immediately to the north, the State has acquired property containing approximately 3,575 square feet which will not be required for the freeway. Immediately to the north of the parcel mentioned is land owned by Roger W. Nickell which will contain 8,000 square feet after a small portion is purchased by the State. Mr. Nickell has made an offer of \$10,750 to the School District on this land based on the appraisal secured by the State. The report told of some problems which might be encountered in an endeavor to secure the property but recommended that authority be given to negotiate with the State and with Mr. Nickell toward an exchange and purchase of properties to increase the John Marshall Junior High School site.

Following discussion, the matter was referred to the Buildings and Grounds Committee for investigation.

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REPORT OF AUDITING AND FINANCE COMMITTEE  
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AUDIT:

The Auditing and Finance Committee presented the following items approved for payment:

General Fund	-	Special Payroll	-	9/26/58	\$ 6,816.38
"	"	Weekly Payroll	-	9/26/58	28,835.55
"	"	Monthly Bills-Spec.	-	9/29/58	635.50
					<u>\$36,287.43</u>
Building Fund	-	Monthly Bills-Spec.	-	9/29/58	\$36,562.80

On motion of Mr. Schmitz, seconded by Mr. Reiter, the Secretary was authorized to sign and issue warrants included in the totals and the President to sign the usual certificates covering the warrants; by roll call vote, ayes, Directors Palmason, Reiter, Schmitz and President Owen.

STATE'S OFFER TO EXCHANGE LAND AT MARSHALL JUNIOR HIGH SCHOOL:

Assistant Superintendent Brock transmitted a copy of a letter received from the Director of Highways of the State of Washington, W. A. Bugge, advising that "the State of Washington desires to acquire a triangular portion of lots 3, 4, 5 and 6, Block 65, Woodlawn Addition to Green Lake in King County consisting of approximately 3,000 square feet which is now being used as playground area at John Marshall Junior High School for right-of-way purposes for the State highway project". The letter gave the legal description of the tract required as follows:

All that portion of Lots 3, 4, 5 and 6, Block 65, Woodlawn Addition to Green Lake, according to the plat recorded in Volume 16 of Plats, page 20, in King County, Washington, LYING Easterly of a line drawn parallel to and 185 feet Westerly, when measured at right angles and/or radially, from the center line of Primary State Highway No. 1, Seattle Freeway, East 43rd Street to East 75th Street.

As part of the consideration therefor the State of Washington agreed to exchange surplus property already acquired which is adjacent to the remainder of the school playground area on the east consisting of approximately 4,885 square feet, legally described as follows:

All that portion of Lots 1 and 2, Block 64; Lots 10, 11 and 12, Block 65; and Lot 6, Block 66; all in Woodlawn Addition to Green Lake, according to the plat recorded in Volume 16 of Plats, page 20, in King County, Washington, LYING Westerly of a line drawn parallel to and 185 feet Westerly, when measured at right angles and/or radially, from the center line of Primary State Highway No. 1, Seattle Freeway, East 43rd Street to East 75th Street.

The letter stated that in addition, the State agrees to pay for the cost of fencing with woven type wire material comparable to the existing fence to include posts, concrete and labor, the proposed Westerly right-of-way line of said highway and extending from the most Southerly line of said lot 2, Block 64 Northerly to the north line of said lot 6, Block 66, a distance of approximately 320 lineal feet at a total estimated cost of \$5.00 for lineal foot, or \$1600.

Also, Mr. Brock reported that there is a piece of property owned by Roger W. Nickell adjacent to the School site and to the property which the State intends to grant to the school in the above proposed exchange. Part of the Nickell property will be purchased by the State for the highway and it would be much to the advantage of the school if the balance of the Nickell property, approximately 8,000 square feet, could be bought by the District for addition to the school site. Mr. Brock recommended that authority be given to negotiate with the State and with Mr. Nickell toward an exchange and purchase of properties to increase the John Marshall Junior High School site with the understanding that any offers or agreements will be referred to the Board for final action.

On motion of Mr. Goss, seconded by Dr. Palmason, the recommendation was approved; by roll call vote, ayes, Directors Goss, Palmason, Reiter, Schmitz and President Owen.

LEASE ON CENTRAL SCHOOL SITE:

In a report presented by the Buildings and Grounds Committee it was recalled that the old Central School site was leased to the Seventh and Marion Corporation for an automobile parking lot. A lease was entered into January 31, 1954 to run five years expiring January 31, 1959. The report further stated that request had been received from Hugh W. Corbett, representing the lease holder, asking for an "extension to be in effect until such time as the freeway condemns this property." The present lease calls for payment of \$700.00 per month with a 90 day cancellation clause. The report stated that it may be difficult to find another renter who would wish to establish himself in an uncertain location for a rental figure in excess of \$700.00. The report stated that it may be difficult to find another renter who would wish to establish himself in an uncertain location for a rental figure in excess of \$700.00. The report suggested that if a lease is granted, that it be for a specific term or until the freeway condemns the property, whichever is the shortest time.

The Board directed that action be deferred until the next meeting.

WARREN AVENUE SCHOOL SITE - OPINION OF PROSECUTING ATTORNEY AS TO COMPENSATION FOR TAKING OUR PROPERTY BY THE STATE:

An opinion submitted by the Prosecuting Attorney's office signed by C. R. Lonergan, Jr., Deputy Prosecuting Attorney, cited cases and decisions bearing on the subject of the taking of municipal property by the State or national government and concluded as follows: "we conclude the correct measure of compensation to which the School District is entitled is the cost entailed in providing school facilities to take the place of those at Warren Avenue." The Board understood that negotiations were still in progress with representatives of the World's Fair Commission.

The report was placed on file.

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REPORT OF AUDITING AND FINANCE COMMITTEE  
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AUDIT:

The Auditing and Finance Committee presented the following items approved for